

ITEM 4.9

SECTION '2' – Applications meriting special consideration

Application No : 15/00403/FULL6

Ward:
Farnborough And Crofton

Address : 35 Crofton Road Orpington BR6 8AE

OS Grid Ref: E: 545294 N: 165774

Applicant : Mr And Mrs Cutts

Objections : YES

Description of Development:

Enlargement of roof to provide first floor accommodation including rear dormer and single storey rear extension and conversion of garage to habitable room

Key designations:

Biggin Hill Safeguarding Birds
Biggin Hill Safeguarding Area
London City Airport Safeguarding
Open Space Deficiency
Smoke Control SCA 14
Smoke Control SCA 11
Stat Routes

Proposal

- The proposal is for a roof enlargement to provide first floor accommodation including a rear dormer and single storey rear extension and conversion of garage into a habitable room.
- The roof enlargement consists of a hip to gable extension which will raise the ridge height of the property from 5.3m to 5.7m in height. A rear dormer window is also proposed at 10.1m in length and 4.6m in projection from the roof slope on top of the new lounge/dining area at ground floor. The dormer hosts a hipped roof design and includes a Juliet balcony to the rear.
- A ground floor rear extension is also proposed projecting 4.5m from the rear elevation and 6.4m in width, partially replacing an existing conservatory.
- The garage is located to the western elevation of the property and is proposed to be converted into a store room and utility room.

Location

The site is located within a central position on Crofton Road within close proximity to the junction with Newstead Avenue. Properties along Crofton Road are varying in designs however the host property is the only example of a bungalow within the wider street scene.

The site currently hosts a large detached bungalow set back from the main highway with off street parking capabilities for up to three cars facilitated by an area of hard standing to the front elevation. The topography of the land is predominantly sloping with the dwelling sited approximately 1m lower than highway level with the land sloping upwards to the west.

The host dwelling is sited up to the boundary with number 37 Crofton Road to the west, with a separation distance of 0.5m to the flank elevation of the neighbouring dwelling house. The property is sited approximately 5m from the flank elevation with number 33 Crofton Road to the east and maintains a distance of 25m from the southern rear boundary.

Comments from Local Residents

Nearby owners/occupiers were notified of the application and one comment was received:

- No objection to the proposed ground floor single storey rear extension
- The dormer and roof extension will cause a significant loss of light to the bedroom, landing and dining room window which are all in the side of the house.
- The garage forms the boundary wall and is situated only 4.5ft from the side wall of our house

Comments from Consultees

Highways Comments - No objections subject to conditions

Planning Considerations

BE1 Design of New Development
H8 Residential Extensions
T3 Parking

The following Council adopted SPG guidance is also a consideration:

Supplementary Planning Guidance 1 General Design Guidance
Supplementary Planning Guidance 2 Residential Design Principles

The above policies are considered consistent with the objectives and principles of the NPPF. Policies within the London Plan are also a consideration.

Planning History

14/04222/FULL6 - Enlargement of roof to provide first floor accommodation including rear dormer and single storey rear extension and conversion of garage to habitable accommodation - Withdrawal

Conclusions

Members may consider the main issues relating to the application as being the effect that the proposal would have on the amenities of the occupants of surrounding residential properties and the design of the proposed rear extension.

The application site was visited by the case officer and the aims and objectives of the above policies, national and regional planning guidance, all other material planning considerations including any objections, other representations and relevant planning history on the site were taken into account in the assessment of the proposal.

Roof Extensions including Rear Dormer Window

Policy H8 states that dormer windows should be of a size and design appropriate to the roof scape and sited away from prominent roof pitches, unless dormer windows are a feature of the area. The proposed dormer window projects 4.6m from the roof slope and is facilitated by an increase in height of the property by 400mm. The dormer feature is sited 0.5m back from the eaves of the dwelling and sited 300mm below the newly constructed roof line. The dormer window is proposed to be constructed with a partial hipped roof design which Members may find appears incongruous with the proposed duo-pitched roof profile and seems a bulky and discordant design feature when taken into context with the wider rear elevation.

Although it is appreciated that there isn't a uniform design to residential dwellings within the wider street scene, it is considered that the hipped roof of the existing dwelling permits a subservient and harmonious design feature. The hip to gable extension is facilitated by an increase in height of the property by 400mm and when considered in tandem with the proposed duo-pitched roof the dwelling appears top heavy which Members may consider contributes to a prominent and incongruent feature when viewed from the wider street scene contrary to policy H8.

Comments have been received from the neighbouring property at 37 Crofton Road who have raised concerns with regards to the impact of the proposed dormer and hip to gable extension upon the light currently afforded to their bedroom. After visiting the neighbouring property it is clear that the bedroom has only one aperture within the eastern flank elevation which looks out onto the rear roof slope of 35 Crofton Road. The proposed western flank elevation of the dormer window will be approximately 4.7m in front of the bedroom window with the gable end at approximately 4m in distance. Members may find that the proposed dormer window, hip to gable extension and raising of the ridge height would cumulatively allow for a poor outlook and sense of enclosure to the users of the habitable bedroom and would detrimentally impact upon the light currently afforded to the owner/occupiers of number 37 Crofton Road.

It is appreciated that the applicant has submitted an additional light assessment with regards to the neighbouring habitable room window which states that there is no impact from the proposed development upon the light afforded to the habitable room. Whilst the information is appreciated, Members may not consider this adequately mitigates the impact of the development upon the outlook and oppressiveness of the scheme when viewed from the neighbouring aperture. It is

considered that the light assessment does little in the way of addressing the concerns of the rear dormer window and focuses mainly on the hip to gable extension. At the time of writing this report the light assessment documents, accompanying letter and photographs were subject to a re-consultation of neighbouring properties for a period of 14 days. If any additional neighbour comments were to be forthcoming, these will be reported verbally at committee.

Proposed Single Storey Rear Extension

The proposed single storey rear extension measures 4.5m from the rear elevation and 6.4m in width, projecting no further than the existing garage and partially replacing an existing conservatory. The rear extension is included within the envelope of the host dwelling and away from the common side boundaries with the adjoining properties. Members may find that the single storey rear extension is considered acceptable.

Proposed Garage Conversion

A conversion of the garage space is proposed which will include alterations to the front elevation from a garage door to a single door and window. No objections have been received from highways however condition H3 has been imposed if permission was to be forthcoming which requests the submission of a fully detailed parking plan.

RECOMMENDATION: APPLICATION BE REFUSED

The reasons for refusal are:

- 1 The proposed development would have a detrimental impact upon the residential amenity of the adjoining property, 37 Crofton Road, by virtue of the proximity of the proposed development to the bedroom window within the eastern elevation of the neighbouring dwelling. The proposed development would contribute to a detrimental loss of light, overshadowing, poor outlook and sense of enclosure when viewed from the neighbouring habitable room contrary to Policies BE1 and H8 of the Unitary Development Plan.
- 2 The proposed dormer window is of a poor design and relationship with the host property contrary to Policy H8 of the Unitary Development Plan.
- 3 The proposed hip to gable extension allows for a top heavy and discordant design which contributes to a prominent and incongruent feature when viewed from the wider street scene contrary to Policy H8 of the Unitary Development Plan.

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"This plan is provided to identify the location of the site and should not be used to identify the extent of the application site"

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